



Dispute Resolution Services

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Residential Tenancy Branch
Office of Housing and Construction Standards

DECISION

Dispute Codes MND, MNSD, FF

Introduction

This hearing dealt with cross applications. The tenant applied for return of double the security deposit. The landlord applied for compensation for damage to the rental unit and authorization to retain the security deposit. Both parties appeared or were represented at the hearing and were provided the opportunity to make relevant submissions, in writing and orally pursuant to the Rules of Procedure, and to respond to the submissions of the other party.

After both parties had an opportunity to be heard, the parties turned their minds to settling their disputes by way of a settlement agreement. A settlement agreement was reached and I have recorded it by way of this decision and the Order that accompanies it.

Issue(s) to be Decided

What are the terms of settlement?

Background and Evidence

During the hearing both parties mutually agreed to the following terms in satisfaction of their respective applications.

1. The landlord is authorized to deduct \$592.40 from the tenant's \$1,200.00 security deposit.
2. The landlord shall refund the balance of the security deposit in the amount of \$607.60 to the tenant without delay.

Analysis

Pursuant to section 63 of the Act, I have the authority to assist parties in reaching a settlement agreement during the hearing and to record a settlement agreement in the form of a decision or order.

I have accepted and recorded the settlement agreement reached by the parties during this hearing and I make the terms an Order to be binding upon both parties.

In recognition of the settlement agreement, I authorize the landlord to deduct \$592.40 from the tenant's security deposit and I provide the tenant with a Monetary Order for the amount of \$607.60 to ensure the landlord refunds the balance of the security deposit as agreed.

Conclusion

The parties reached a settlement agreement during the hearing that I have recorded by way of this decision. In recognition of the settlement agreement the tenant has been provided a Monetary Order in the amount of \$607.40 to serve and enforce if necessary.

This decision is made on authority delegated to me by the Director of the Residential Tenancy Branch under Section 9.1(1) of the *Residential Tenancy Act*.

Dated: April 19, 2017

Residential Tenancy Branch